



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1100 • FAX (508) 839-4602
www.grafton-ma.gov

**BOARD OF SELECTMEN
MEETING**

December 1, 2015
Municipal Center, Conference Room A
7:00 p.m.

CALL TO ORDER

ANNOUNCEMENTS

1. SCHEDULE

- a) [Direct Solar](#)
- b) [Good Energy](#)

2. APPOINTMENTS

Town Administrator

Grafton Fire Department - Auxiliary Firefighters Promoted to Regular Status

- [Mr. Taylor C. Joncas](#)
- [Mr. Michael G Bourisk](#)
- [Mr. John E. Moro](#)

DPW- Part Time Snow Plow Driver

- [Brandon Doyle](#)

3. RESIGNATIONS - None

4. NEW BUSINESS

- a) [Vote to Sign Traffic Signal Maintenance Agreement with MassDOT](#)
- b) [Vote on Right of First Refusal- Chapter 40B](#)
 - 47 Cherry Lane

5. SELECTMEN REPORTS / TA REPORTS

6. CORRESPONDENCE - None

7. DISCUSSION-None

8. MEETING MINUTES-None

EXECUTIVE SESSION

MGL Chapter 30A, Sec. 21(3)

Litigation Update

Litigation Strategy

Union Negotiations

Land Negotiation

Non Union Negotiations

Strategy for Negotiations

Minutes

ADJOURN

Jill Apel of Direct Solar Energy will be making a presentation on a solar program for the Town of Grafton.

Considering a Community Solar Program for Grafton

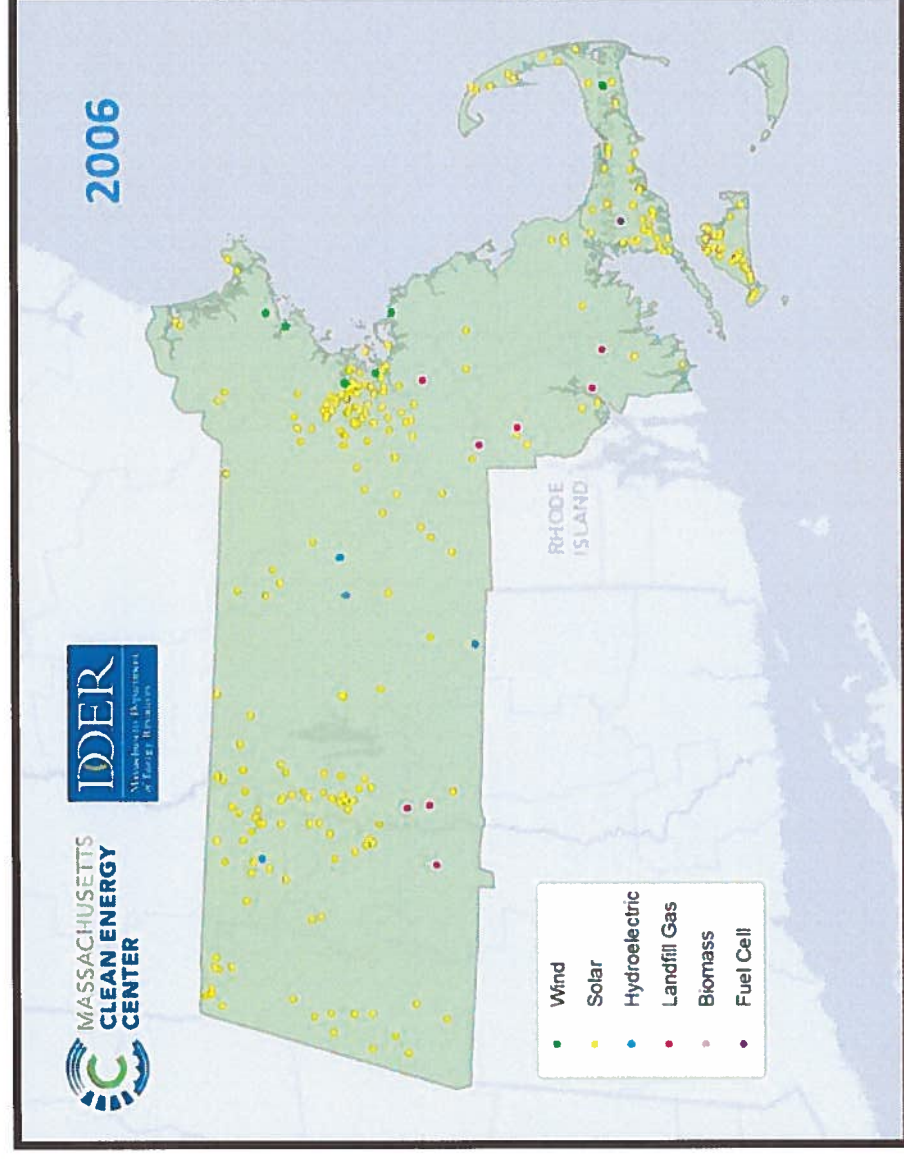
August 2015



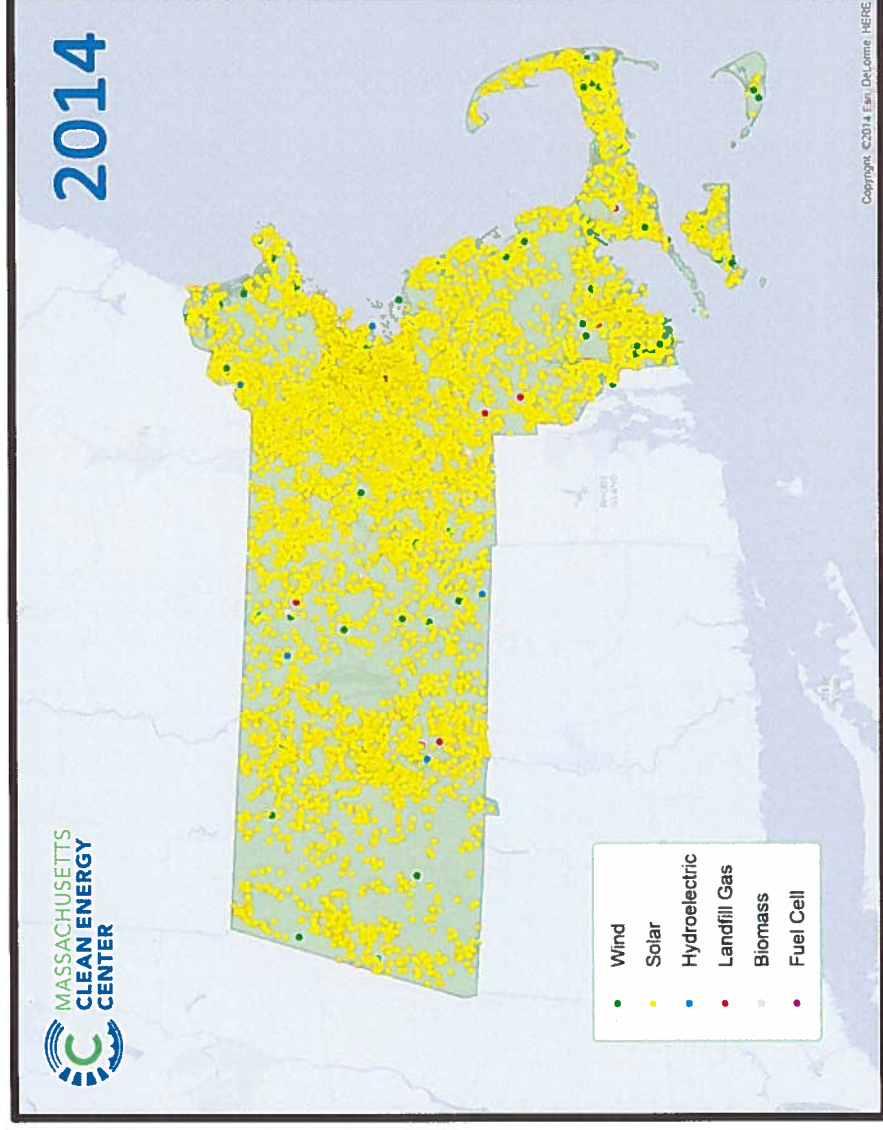
Meeting Objectives

- Briefly review MA solar growth
- Discuss the success of MA “Solarize” programs
- Review the potential for a “Solarize”-style program in Grafton
- Review Direct Energy Solar experience
- Discuss next steps

MA Solar Transformation



MA Solar Transformation

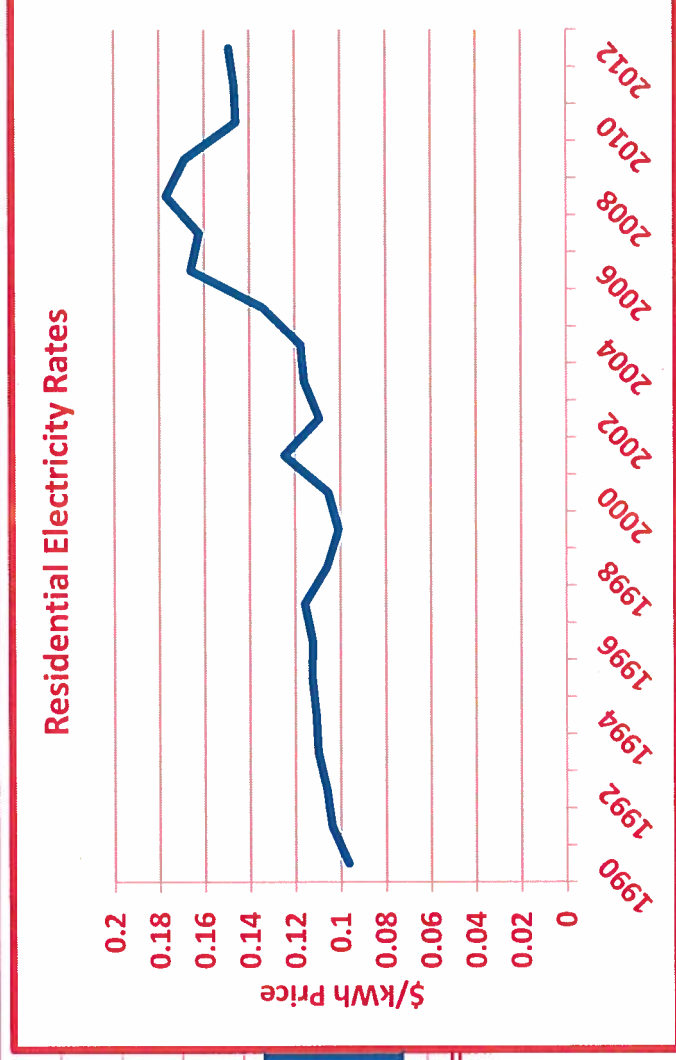
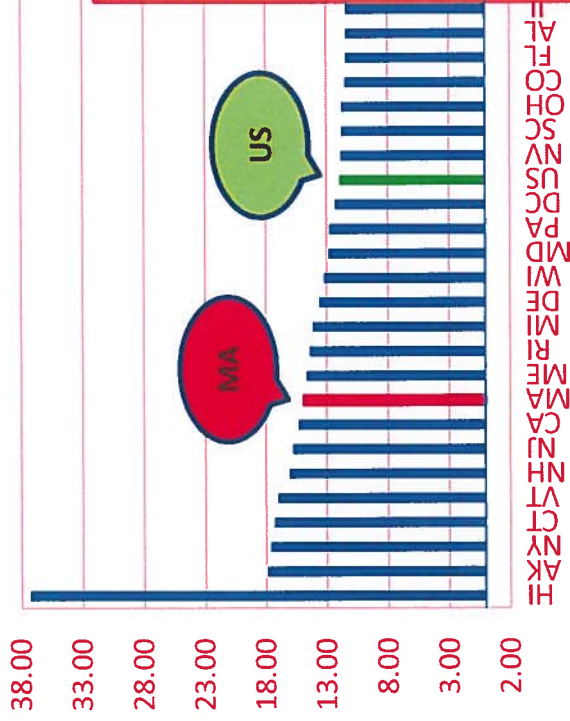


Why Has MA Become a Solar Leader?

- A state goal for solar power (1600MW by 2020)
- High electricity prices
- Falling equipment prices
- “Solarize” programs
- State and federal incentives
 - Federal tax credit
 - State tax credit
 - Net metering
 - SRECs (Solar Renewable Energy Certificates)

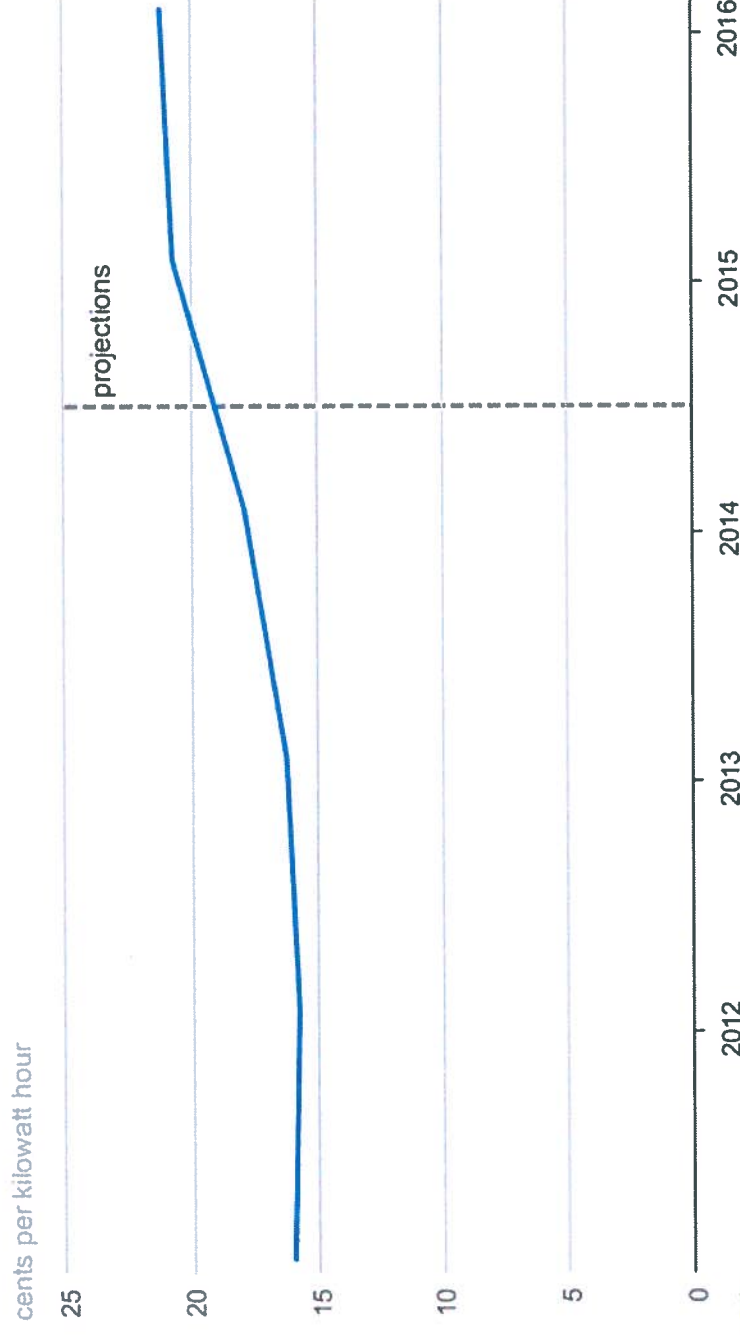
The High Cost of MA Electricity

2012 Avg Residential Electricity Prices
(cents per kWh)



U.S. Energy Information Administration Projections

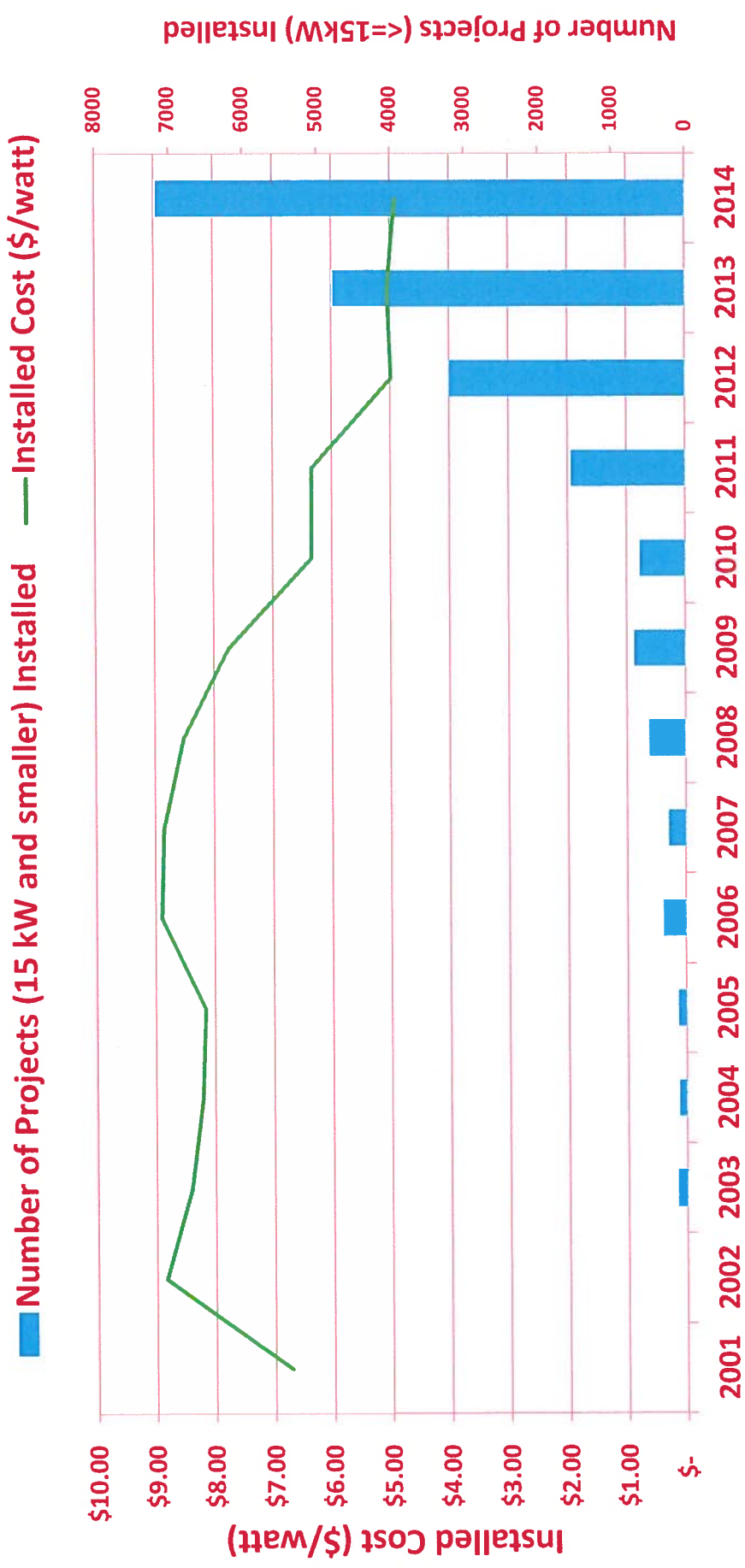
Retail Price of Electricity in Residential Sector, New England



Source: Short-Term Energy Outlook



Growth in MA Residential Solar



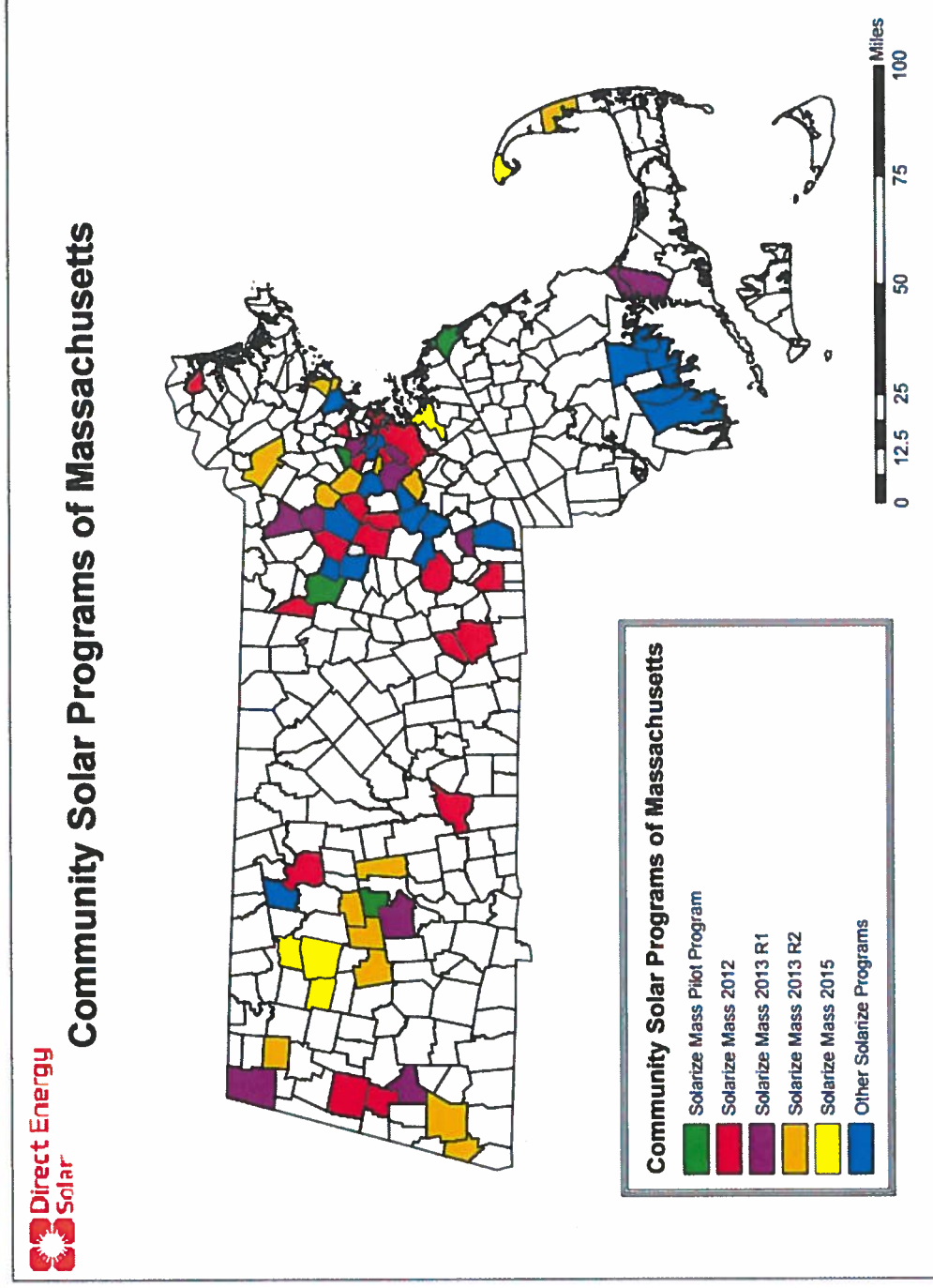
What is Solarize Mass?

- Based on a model first developed in Portland Oregon.
- A community education and outreach campaign aimed at increasing solar adoption within a specific community.
- Tiered pricing structure which lowers the cost for everyone as more people sign up.
- Adopted by the Massachusetts Clean Energy Center, piloted in 2011, formal programs since 2012.

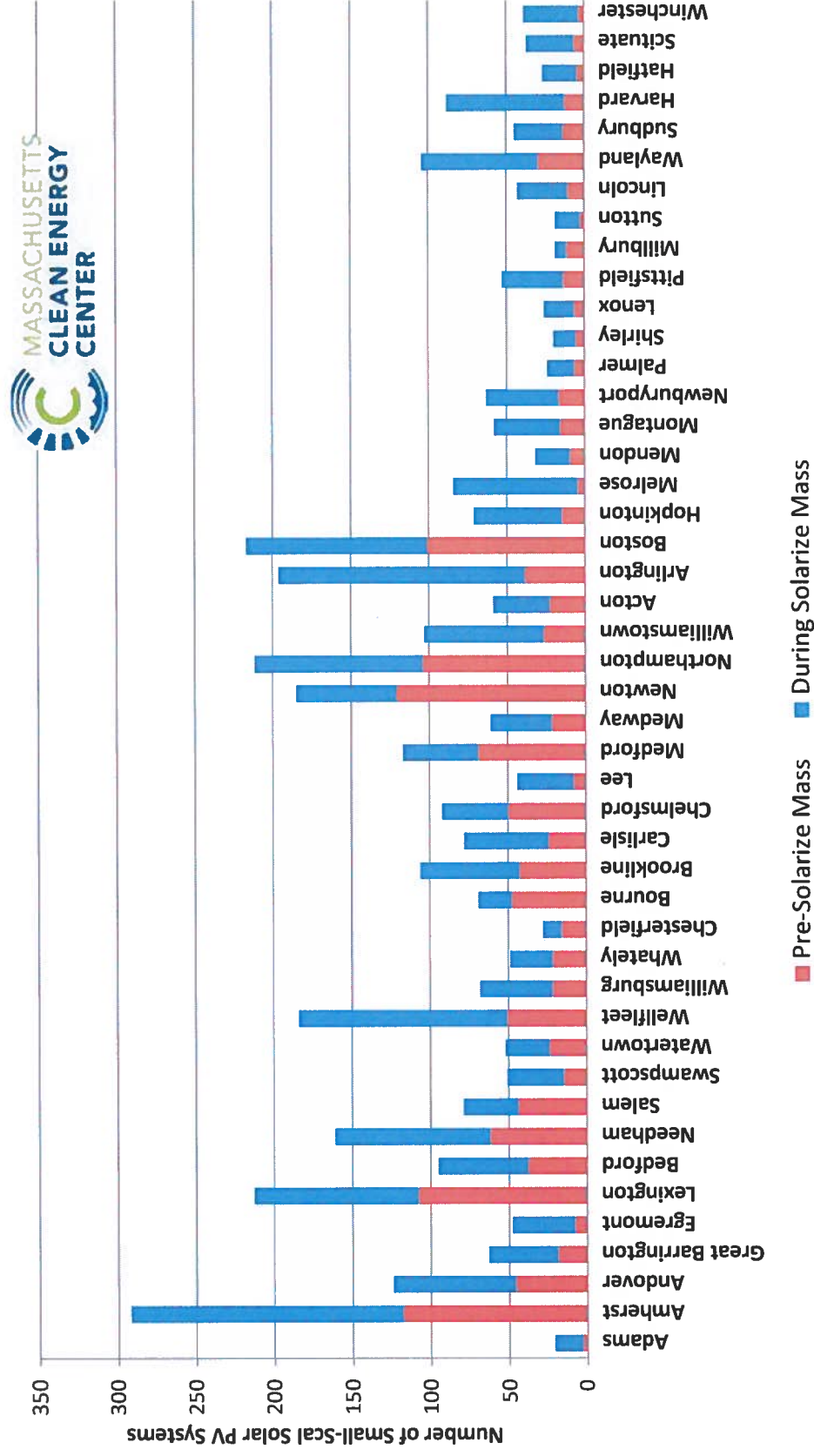
Solarize Mass by the Numbers

- Between 2012-2014 the average purchase price resulted in **~20%** savings compared to the market.
- **38 of 46** communities doubled amount of solar in community
- More than **2,400 residents** and business owners have contracted through Solarize Mass
- Over **16 megawatts** have been contracted to be installed through Solarize programs
- More than **10,000 individuals** have expressed interest in pursuing solar through a Solarize campaign

Communities with Solar Programs



Solarize Mass Communities



Communities Running Own Programs

- Concord
- Ashland
- Franklin
- New Bedford
- Dartmouth
- Natick

Reasons for running own programs:

- Community not eligible for Solarize MA program
- Community wanted more control over program process and timing
- Community comfortable with managing program

Concord Solar Challenge Results

Timing:

April to July 31, 2013; extended to October 31

Results:

- 550 homeowners signed up for a free site survey (10% of households)
- Previous solar installations = 30
- 160 homeowners signed contracts for 1.3MW in added solar power (500% increase)



Why is a Community Solar Program a Great Idea for Grafton?

- Large number of previous solar installations: ~75
- Number of Potential Installations: 260
 - 4,344 Households with 6% install potential
- Prominent solar systems such as at Grafton High School
- Environmentally-conscious town
- Significant savings will benefit all residents
- Active community with many organizations, volunteer groups, etc.

Why Now?

- Prices are good; better with group pricing
- 30% federal tax incentive expires in 2016
- Financing options available to enable more homeowners to participate, including soon-to-be-available Mass Solar Loan
- Great financial return (>15% annually; payback periods in 4 to 6-year range for good sites)
- Less optimal sites still a good investment
- Positions homeowners for electric vehicles and heat pumps, moving away from gas and oil
- A tremendous benefit to your community

What would a “Solarize Grafton” Campaign Look Like?

- Community selects a highly-qualified installer who agrees to give a group price discount on solar to residents.
- Pricing is tiered – the price goes down for everyone as more people go solar.
- Community in turn agrees to do significant outreach to generate “leads” .
- Limited timeframe (usually 6 months) for the program moves people to make decisions more quickly.
- Local Solar Coach helps promote program and is a resource for homeowners.

Our Experience in Community Solar

Year	Town	Initial Interest Contacts	Contracts Signed	Close Rate
2012	Lincoln	119	31	26%
2012	Sudbury	137	32	23%
2012	Wayland	388	74	19%
2013	Concord	550	160	29%
2014	Andover	327	78	24%
2014	Lexington	527	105	20%
2014	Bedford	188	57	30%
2014	Needham	376	99	26%
2015	Plainfield	104	14	13%
2015	Ashfield	130	18	14%
2015	Buckland	133	15	11%

- Across all programs, **2439** systems have been contracted.
- DES has been contracted for **603** of these systems.
- **24.7%** of Solarize contracts have been made with Direct Energy Solar.

Next Steps

- More research
- Think about it
- Decide to move forward

THANK YOU!



John O'Rourke of Good Energy will be making a presentation on electricity aggregation.

November 11, 2015

\$0.09490 PER KWH FOR THE GOOD ENERGY COMMUNITY ELECTRICITY AGGREGATION

On November 10, 2015, 23 municipalities in the Good Energy Community Electricity Aggregation accepted a competitive electricity supply bid for two (2) years starting in January 2016 for \$0.09490 per kWh for over 205,000 households with almost 530,000 residents and many small businesses. This represents a savings of 27% over the National Grid and 10% over the Eversource winter electricity supply rates.

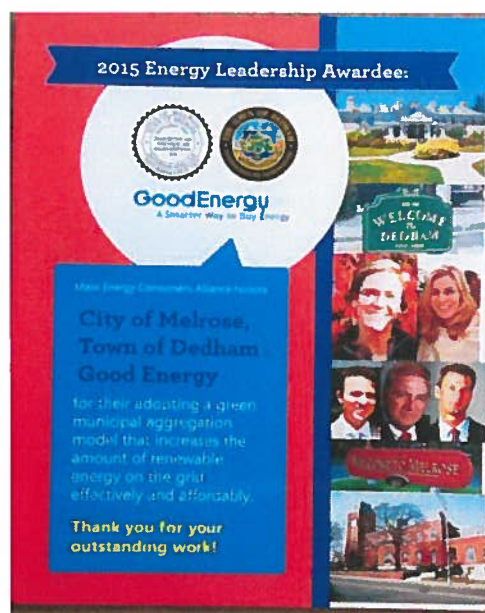
The cities and towns include Acushnet, Attleboro, Carver, Dartmouth, Dedham, Dighton, Douglas, Dracut, Fairhaven, Fall River, Freetown, Marion, Mattapoisett, New Bedford, Northbridge, Norton, Plainville, Rehoboth, Seekonk, Somerset, Swansea, Westford and Westport.

\$0.09616 PER KWH FOR THE CITY OF MELROSE ELECTRICITY AGGREGATION

On November 9, 2015, the City of Melrose accepted a competitive electricity supply bid for one (1) year starting in January 2016 for \$0.09416 per kWh with an additional \$0.002 per kWh for 5% MA Class I RECs conducted by Good Energy for the 11,000 households with almost 27,000 residents and many small businesses. Martha Grover, Energy Efficiency Manager for the City of Melrose, pioneered this green Community Electricity Aggregation that contributes substantial additionality to the growth of renewable energy resources in the Commonwealth. This represents a savings of 26% over the present National Grid winter electricity supply rate of \$0.13038.

GOOD ENERGY WINS THE TOWN OF MILLBURY RFP FOR AGGREGATION SERVICES

On November 4, the Massachusetts Good Energy Team was selected by the Town of Millbury as its aggregation consultant over two (2) other competitors.



GOOD ENERGY RECEIVED THE 2015 ENERGY LEADERSHIP AWARD FROM MASS ENERGY

On October 21, 2015 at the Mass Energy Consumers Alliance 33rd Annual Meeting, Good Energy, L.P. received the 2015 Energy Leadership Award for "adopting a green municipal aggregation model that increases the amount of renewable energy on the grid effectively and affordably."

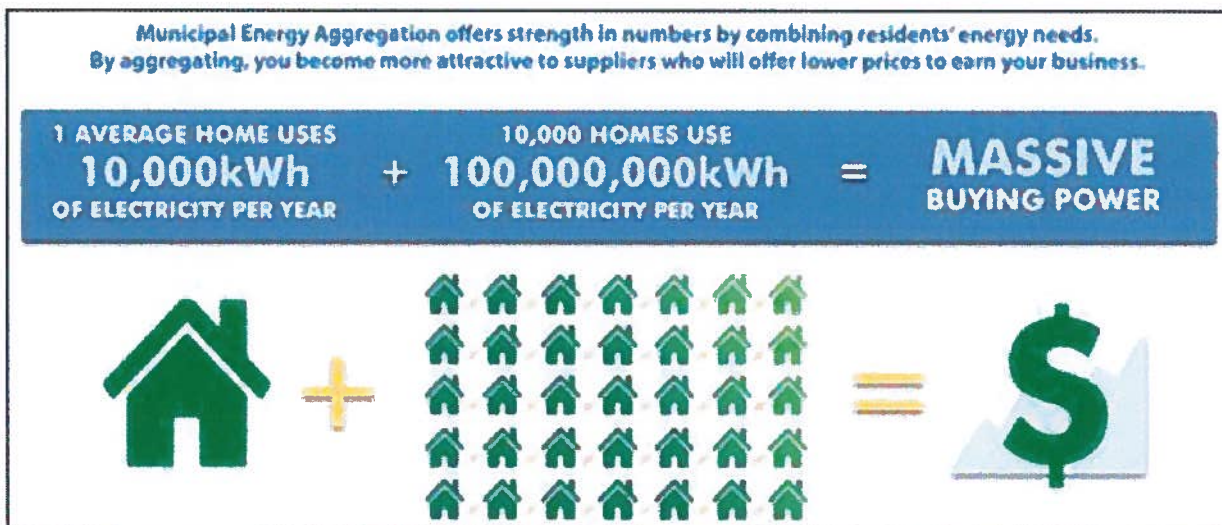


DPU APPROVED 24 GOOD ENERGY MUNICIPAL AGGREGATION PLANS IN RECORD TIME

Between September 29 and October 8, 2015 the Department of Public Utilities (DPU) approved 24 Good Energy municipal aggregation plans with over 215,000 households and over 550,000 residents in an average record time of 2.5 months. These DPU approvals represent the largest group of aggregations ever approved in the Commonwealth.

GOOD ENERGY AWARDED THE CITY OF MELROSE BID CONDUCTED BY MAPC

On November 3, 2014 the Massachusetts Good Energy Team was ***unanimously selected*** by the City of Melrose Selection Committee over four (4) other competitors for municipal aggregation consulting services in an RFP process was administered by Metropolitan Area Planning Council (MAPC). The criteria for this green municipal aggregation model of the City of Melrose for increased renewable energy and reduced greenhouse gas emissions is very strict. It is expected that other municipalities in the MAPC service area will want to participate in this green municipal aggregation model.



GOOD ENERGY SIGNS AN AGREEMENT FOR MA CLASS I RECS

On October 27, 2014 Good Energy signed an agreement with the recognized leader in the Commonwealth for the sourcing and distribution of Massachusetts Class I RECs for its municipal aggregations. This organization provides clear audit trails as it relates to additionality of renewable energy resources and has unique access to Massachusetts renewable energy projects. This enables customers to have a meaningful impact on increasing renewable energy projects and reducing greenhouse gas emissions in the Commonwealth with an affordable price-point.

GOOD ENERGY AWARDED THE SRPEDD BID

On September 25, 2014 the Massachusetts Good Energy Team was ***unanimously selected*** by the eight (8) members of the Southeastern Regional Planning and Economic Development District (SRPEDD) Aggregation Committee as their municipal aggregation consultant over five (5) other competitors for 13 municipalities with over 130,000 households in the SRPEDD service area who are interested in aggregating the electricity loads of their residents and small businesses.

From: John O'Rourke <john.orourke@goodenergy.com>
Sent: Wednesday, November 11, 2015 11:10 AM
To: Tim McInerney
Cc: BOS
Subject: GOOD ENERGY LOWERS ELECTRIC RATES BY 27%
Attachments: Good Energy News 20151111.pdf

Tim,

We received an **EXCELLENT** bid for electric supply yesterday.

\$0.09490 PER KWH FOR THE GOOD ENERGY COMMUNITY ELECTRICITY AGGREGATION

On November 10, 2015, 23 municipalities in the Good Energy Community Electricity Aggregation accepted a competitive electricity supply bid for two (2) years starting in January 2016 for \$0.09490 per kWh for over 205,000 households with almost 530,000 residents and many small businesses. This represents a savings of 27% over the \$0.13038 National Grid winter electricity supply rates.

\$0.09616 PER KWH FOR THE CITY OF MELROSE ELECTRICITY AGGREGATION

On November 9, 2015, the City of Melrose accepted a competitive electricity supply bid for one (1) year starting in January 2016 for \$0.09416 per kWh with an additional \$0.002 per kWh for 5% MA Class I RECs conducted by Good Energy for the 11,000 households with almost 27,000 residents and many small businesses. Martha Grover, Energy Efficiency Manager for the City of Melrose, pioneered this green Community Electricity Aggregation that contributes substantial additionality to the growth of renewable energy resources in the Commonwealth. This represents a savings of 26% over the present National Grid winter electricity supply rate of \$0.13038.

I look forward to continuing our conversation about municipal aggregation.

All the best,



--

John P. O'Rourke | Director of Marketing Northeast
Good Energy, L.P. | 155 Mathews Road, Conway, MA 01341 | www.GoodEnergy.com
P: 413.548.0999 | F: 617.830.0832 | john.orourke@goodenergy.com

If the Board is in agreement, the board will vote to the affirm promotion of the following firefighters from auxiliary to regular status.

- Mr. Taylor C. Joncas
- Mr. Michael G. Bourisk
- Mr. John E. Moro



Michael E. Gauthier
Fire Chief

TOWN OF GRAFTON FIRE DEPARTMENT

26 Upton Street • Grafton, MA 01519
508-839-4606 • Fax 508-839-8520

November 16, 2015

Mr. Timothy McInerney, Town Administrator
Municipal Center
30 Providence Road
Grafton, MA 01519

Re: Promotions

Dear Mr. McInerney:

I am recommending that the following auxiliary firefighters be promoted to regular status:

- Mr. Taylor C. Joncas, 52 Crosby Road, Grafton. Mr. Joncas has served as an auxiliary member of Station 1 since September 16, 2015,
- Mr. Michael G. Bourisk, 22 Sunrise Avenue, Grafton. Mr. Bourisk has served as an auxiliary member of Station 3 since August 5, 2013 and
- Mr. John E. Moro, 124B Main Street, South Grafton. Mr. Moro has also served as an auxiliary member of Station 3, since September 16, 2014.

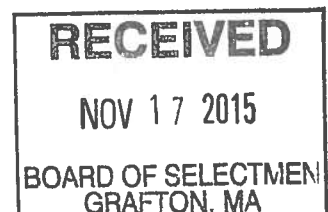
All firefighters have been recommended for promotions by the Company Officers and have completed the District 7/Massachusetts Firefighting Academy Recruit Training, which is a three hundred hour, sixteen week Firefighter I/II Certification Program.

Please advise if you require additional information.

Yours truly,

Michael E. Gauthier,
Fire Chief

MEG:cb
Cc: Company Officers



If the Board is in agreement, the board will vote to the affirm the appointment of Brandon Doyle as a part time snow plow operator.

**Town of Grafton
Department of Public
Works**

Memo

To: Tim McInerney
From: David Crouse
Date: 11/24/15
Re: Part Time Seasonal Snow Plow Driver

I would like to recommend Brandon Doyle, 16 Crosby Rd, Grafton Ma. Be appointed as a part time snow plow operator at a rate of \$17.17 per hour.

If you have any questions, please feel free to contact me.

If the Board is in agreement, the Board will vote to sign the traffic signal maintenance agreement with MassDOT.

Sample Motion:

I make a motion to sign the agreement with MassDOT for the modifications to the traffic signal controller at the intersection of Route 122 (Worcester Street) and North Main Street (Route 140) to facilitate the time based coordination with the intersections of North Main Street (Route 140) with Bridge Street and North Main Street (Route 140) with Waterville Street (Route 30).

AGREEMENT

COMMONWEALTH OF MASSACHUSETTS AND TOWN OF GRAFTON

Agreement Number _____

AGREEMENT, made this ____ day of _____ 2015, by and between the COMMONWEALTH OF MASSACHUSETTS, hereinafter called the "Commonwealth", through its MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, hereinafter called "MassDOT", and the TOWN OF GRAFTON, hereinafter called the "Town."

WHEREAS, the Town desires to make modifications to the traffic control signal on Route 122 (Worcester Street) at the intersection of North Main Street in the Town of Grafton, in Worcester County, in the Commonwealth of Massachusetts.

**TOWN OF GRAFTON
MASSACHUSETTS
TRAFFIC SIGNAL IMPROVEMENTS
NORTH MAIN STREET at WORCESTER STREET**

Said plans being subject to review and approval by MassDOT before signal modification, and said plans are made a part hereof; and

WHEREAS, the parties hereto have reached an agreement as to the apportionment of the work, the expense of carrying out said work, and the ownership and future maintenance thereof;

NOW THEREFORE, in consideration thereof, MassDOT and the Town hereby agree, each with the other as follows:

DIVISION OF WORK

The Town agrees that all work done under this Agreement will be done in accordance with the STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES issued by the Commonwealth of Massachusetts, Department of Highways, 1988 Edition, as amended, and the 2009 "Manual on Uniform Traffic Control Devices" and amendments as adopted by MassDOT.

MassDOT will make the timing modifications to the traffic signal controller at the intersection of Route 122 (Worcester Street) and North Main Street (Route 140) to facilitate the time based coordination with the intersections of North Main Street (Route 140) with Bridge Street and North Main Street (Route 140) with Waterville Street (Route 30).

The Town will be responsible for the modifications to the traffic control signals at the intersections of North Main Street (Route 140) with Bridge Street and with Waterville Street (Route 30). Such modifications will be the installation of GPS clocks and timing modifications to coordinate with the MassDOT traffic control signal at the intersection with Route 122 (Worcester Street). The Town will not make modifications to any equipment within State layout and will coordinate the scheduling of the work with the MassDOT staff.

The Town agrees not to advertise for construction nor award a contract for the work covered by this Agreement without prior approval by MassDOT.

The Town agrees that work will not commence without written permission from the District Highway Director of MassDOT, District 3. Prior to the commencement of any work, a preconstruction conference may be required by MassDOT. If required, it shall be held at MassDOT's District 3 Administrative office.

Upon completion of the work, the Town or its Engineer will be responsible for the final inspection and certification of compliance with specifications. All specifications must meet MassDOT's standards.

OWNERSHIP AND FUTURE MAINTENANCE

Upon the completion of the modifications to the traffic control signal on Route 122 (Worcester Street) at the intersection with North Main Street (Route 140), ownership shall remain with MassDOT and the MassDOT shall thereafter maintain said signal and appurtenances as installed.

All future power costs for the traffic control signal at the intersection of Route 122 (Worcester Street) at North Main Street (Route 140) shall be borne by the MassDOT.

After completion of the modifications to the traffic control signals on North Main Street (Route 140) at the intersections with Bridge Street and with Waterville Street (Route 30), ownership shall remain with the Town and the Town shall thereafter maintain said traffic control signals within the Town Layout.

All future power costs for the traffic control signal at the intersection of North Main Street (Route 140) and Waterville Street shall be borne by the Town.

All work covered by this agreement must be completed within one year unless an authorized time extension is granted by the MassDOT.

If any future changes to the timing of any or all of the traffic signals are proposed, both parties shall be notified and in agreement with said changes prior to the changes being implemented.

DIVISION OF EXPENSE

The entire cost of the modifications to the traffic control signals on North Main Street(Route 140) at the intersection with Bridge Street and with Waterville Street (Route 30) and within Town layout as hereinbefore stated and as shown on said plans will be borne by the Town.

The entire cost of the modifications to the traffic control signals on Route 122 (Worcester Street) at the intersection with North Main Street (Route 140) and within the Route 122 State Highway layout as hereinbefore stated and as shown on said plans will be borne by the MassDOT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

APPROVED

TOWN OF GRAFTON BOARD OF SELECTMEN

CERTIFICATE OF SIGNATORY

This will attest that the above named individuals are duly authorized and empowered to execute and deliver this Agreement on behalf of the Town of Grafton.

Date: _____

Attest: _____
Town Clerk

COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS HIGHWAY DEPARTMENT

Commissioner

If the Board is in agreement, the board will vote to not exercise its right of first refusal for the 40B property located at 47 Cherry Lane.



October 19, 2015

President
Vincent O'Donnell

Vice Presidents
Jack Cooper
Charleen Regan

Treasurer
Jeanne Pinado

Clerk
Naomi Sweitzer

Executive Director
Brenda Clement

Ms. Brook Padgett, Chairman
Board of Selectmen
The Town of Grafton
30 Providence Road
Grafton, MA 01519

Dear Ms. Padgett:

This letter is to inform the Town of Grafton that Citizens' Housing and Planning Association (CHAPA) has been notified by the owner of an affordable property under Chapter 40B, located at 47 Cherry Lane, that Michelle Henault wishes to sell her affordable property. This affordable home is part of Hilltop Farms, a Chapter 40B project for which CHAPA is the monitoring agency.

Based on the affordable housing deed rider for 47 Cherry Lane, CHAPA has determined that the Maximum Resale Price for the above-referenced unit is \$149,000.00. This letter is to notify the town of Grafton of its right of first refusal with respect to this unit. As described in the deed rider, "right of first refusal" means that the town has 60 days to determine if it would like to purchase the unit from the homeowner at the resale price. This 60 day period will commence on October 19, 2015 and end on December 19, 2015.

Please consider this letter notification of the Town's 60-day "right of first refusal" period. As you may expect, the homeowner is anxious to hear back from the Town of Grafton and move forward in selling his property. *If we do not hear from you within the right of first refusal period, we will assume you do not wish to exercise your right of first refusal.*

If the Town of Grafton chooses not to exercise its right of first refusal, CHAPA will assist the owner in locating an eligible buyer. As explained in the deed rider, we have 90 days to market the unit in order to locate an eligible buyer. If CHAPA is unable to locate an eligible buyer within 90 days, CHAPA would propose allowing the homeowner to sell the property to anyone with the deed restrictions still in place, as is consistent with the provisions of the most recent deed rider. In this case, preference would be given to anyone earning 80-120% of the area median income.

We welcome any efforts the Town of Grafton can offer in making potential eligible buyers aware of the unit's availability during the affordable marketing period.

Please feel free to contact me at 617-742-0820 with any questions regarding this matter or if the Town of Grafton is interested in purchasing the unit. On behalf of Michelle Henault, we look forward to hearing back from you soon and working with you during this process.

Sincerely,

Elizabeth Palma-Diaz
Senior Program Manager

cc: Michelle Henault
Ann V. Morgan, Planning Department



Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

MEMORANDUM

To: Craig Dauphinais, Chairman
Board of Selectmen

From: Ann Morgan, Assistant Planner

Date: November 17, 2015

Subject: 47 Cherry Lane, Hilltop Farms

On November 12, 2015 the Trust reviewed correspondence from the Citizen's Housing and Planning Association (CHAPA) to the Town of Grafton dated October 19, 2015 regarding the resale of an affordable unit at 47 Cherry Lane. Trust members present at the meeting were Chairman John Carlson, Treasurer Dan Crossin, Clerk Charles Pratt, and Members Bruce Spinney and Mary Campbell.

It is the Trust's understanding that the Board of Selectmen are required to respond to CHAPA regarding the Town's option to exercise its Right of First Refusal on the resale of this unit within 60 days of notification.

The Trust voted unanimously 5-0 to recommend that the Town refuse the option to purchase the unit or assist the property owner, Michelle Henault, in the marketing of the unit as described in letter from CHAPA.

As a result of this course of action, CHAPA will be required to assist the homeowner in identifying eligible buyers which has proven to be a successful model in the past. However the Trust will continue to monitor the progress of the sale of this unit to ensure that all measures are taken to retain the status as an affordable unit.

Please contact me if you have any questions.

cc: Elizabeth Palma-Diaz, Program Manager, CHAPA